# PROCEEDINGS OF THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY RESOLUTION AND HEARING DECISION

IN RE: CITY OF RENTON FILE NO.: 2199

Anthone' Area Proposed Annexation King County, Washington

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#### I. PUBLIC HEARING OVERVIEW

In May of 2005 the City of Renton submitted to the Washington State Boundary Review Board a Notice of Intention (File No. 2199) to annex 4.84 acre territory (Anthone' Area) based upon an annexation petition by property owners, pursuant to RCW 35A.14. The Renton City Council adopted the petition for annexation in January 2005.

The Notice of Intention describes the proposal as follows:

- The northern boundary of the site is formed by S 55<sup>th</sup> Street.
- The western boundary of the site is generally formed by 96<sup>th</sup> Avenue South (if extended).
- The eastern boundary is located west of 98<sup>th</sup> Avenue South.
- The southern boundary of the site is generally formed by South 194<sup>th</sup> Street (if extended).

On June 21, 2005, the City of Renton invoked jurisdiction pursuant to RCW 36.93.100. In its request for review, the City asked the Boundary Review Board to consider modification of the proposal by adding an additional 21 acres. The proposed Anthone' Area (Expanded) would then total 26 acres. The request for review was based upon the following:

- The City of Renton Comprehensive Plan establishes the jurisdiction's commitment to annexation of the entire Anthone' Area (Expanded).
- An action to consolidate the entire Anthone' Area (Expanded) under a single jurisdiction at this time would enable uniform local governance and coordinated services.
- Renton has plans and programs in place which ensure that the City can immediately provide for the Anthone' Area (Expanded) accessible local government and a full array of services. The City has established standards to support appropriate levels of development, services, and protection for the sensitive natural environment.
- The inclusion of Anthone' Area (Expanded) in the City of Renton would reportedly provide more practical boundaries and logical area for community governance and services to the community.
- The State Growth Management Act and the King County Comprehensive Plan both establish local jurisdictions as the appropriate units to govern urban areas.

A public hearing was conducted on August 30, 2005 before a quorum of the Boundary Review Board in order to consider the original proposal by the City of Renton to incorporate the Anthone' Area Annexation (4.84 acres).

At the conclusion of that public hearing, the Boundary Review Board resolved (9 in favor; 1 in opposition) to continue the public hearing to August 31, 2005 to consider Renton's proposed addition of 21 acres to the original 4.84 acre annexation area. The Board determined that there is evidence in the record sufficient to support the conclusion that the original proposal as submitted is inconsistent with one or more of the statutory objectives its decisions must advance (e.g., 36.93 RCW, 36.70A RCW).

Legal notice having been duly given, a modification hearing was held on August 31, 2005 before a quorum of the Boundary Review Board.

At the public August 31, 2005 public hearing, the City of Renton presented evidence in support of the request to add additional territory to the annexation. The Anthone' Area (Expanded) includes the initially proposed Anthone' Area (4.84 acres), together with adjacent land of 21 acres. The Anthone' Area (Expanded) includes three established residential communities (i.e., Springbrook Terrace, Hi Park, Talbot Estates) and residential properties slated for new development. The Anthone' Area (Expanded) is located on the southeast side of Renton. The Anthone' Area (Expanded) boundaries are more specifically described as follows:

- The northern boundary of the site is formed by South 55<sup>th</sup> Street/SE192nd Street; this boundary is contiguous with the existing Renton city limits.
- The southern boundary of the site is generally formed by the Springbrook Watershed; this boundary is contiguous with the existing Renton city limits.
- The western boundary is generally formed by Talbot Road South; this boundary is contiguous with the existing Renton city limits.
- The eastern boundary is generally formed by 100<sup>th</sup> Avenue SE.

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The Board reviewed File No. 2199 in accord with 36.93 RCW. (Local Governments – Boundaries – Review Boards). The Board directed particular attention to RCW 36.93.170 (Factors) and RCW 36.93.180 (Objectives). The Board also considered RCW 36.93.150, the statutory authority for modification of annexation proposals. The Board also considered RCW 36.70.A, the Growth Management Act, the King County Comprehensive Plan, the City of Renton Comprehensive Plan, and other applicable state, regional, and local regulations and guidelines.

The Boundary Review Board considered two alternative plans for annexation as follows:

- The City of Renton's initial Notice of Intention for the Anthone' Area Annexation (4.84 acres).
- The City of Renton's proposed modification of the Anthone' Area Annexation identified as the Anthone' Area (Expanded) at 26 acres.

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On the basis of the testimony, evidence and exhibits presented at said hearing, and the matters on record in said **File No. 2199**, it is the decision of the Board that the action proposed in said **Notice of Intention** be, and the same is, hereby **approved with modifications** to include the Anthone' Area (Expanded) Annexation at approximately 26 acres. The legal description of the Anthone' Area (Expanded) Annexation, as approved with modifications, is attached hereto and marked as "Exhibit I", together with a map showing the boundaries of the area herein marked as "Exhibit II."

#### **II. FINDINGS**

The Boundary Review Board finds that Chapters 36.93 RCW, 36.70A RCW, 35A.14 RCW, King County Comprehensive Plan/Countywide Policies, the Renton Comprehensive Plan and its enabling regulations (e.g., zoning code) are applicable in its consideration of both the original annexation and the proposed modification.

The Boundary Review Board finds that the record for File No. 2199 provides sufficient documentation (e.g., technical data, fiscal data), evidence of community information programs, and certification of petitions and/or legislative action to complete its review of the Anthone' Area Annexation (Expanded).

# RCW 36.93.170 FACTORS AFFECTING THIS PROPOSAL

The Boundary Review Board finds the following Factors (RCW 36.93.170) to be applicable to the City of Renton's initially proposed Anthone' Annexation (4.84 acres) and to the Anthone' Area (Expanded) Annexation (26 acres). Additional authorities applicable to the Anthone' Area (Expanded)

include, but are not limited to: 36.70A RCW, 35A.14 RCW, King County Comprehensive Plan/Countywide Policies, the Renton Comprehensive Plan and its enabling regulations (e.g., zoning code). These State and local authorities are intended to ensure reasonable development regulations and adequate public services to local communities

A brief review of key issues related to each applicable element is presented below:

#### **RCW 36.93.170 (1) POPULATION AND TERRITORY**

The Board finds the following factors to be applicable: Population Density; Proximity to Other Populated Areas; Land Area/Land Uses; Comprehensive Land Use Plans; Topography, Natural Boundaries and Drainage Basins; Likelihood of Significant Growth in the Area During the Next Ten Years; and Population Density/Proximity to Other Populated Areas/Land Area/Land Uses. Following is a brief review of key issues related to these factors.

The entire Anthone' Area (Expanded) lies within the Urban Growth Area delineated by King County. The community is unified with respect to its specific physical elements (e.g., geographic features) and social elements.

The King County Comprehensive Plan contemplates transfer of the Anthone' Area (Expanded) to a local jurisdiction. County Comprehensive Plan/Countywide Policies call for contiguous orderly growth of local jurisdictions (e.g., U-304, U-208, U-301, U-304.). Policies also establish cities as the appropriate providers of local governance and urban services (e.g., FW-13, CO-1, CO-3; LU-31 - LU-34, LU-36). King County Policy LU-31 requires cities to designate potential annexation areas to include adjacent urban lands and to eliminate unincorporated islands between cities. Policy LU-32 calls upon cities to incorporate lands within annexation areas into city boundaries.

In addition, the Anthone' Area (Expanded) is included in the "Annexation Element" of the City of Renton Comprehensive Plan and is located within the City's Potential Annexation Area. The proposed action is based upon Renton Comprehensive Plan annexation policies, including the policies supporting inclusion of urban areas within the City for local governance and pertaining to encouraging annexations in areas where urban infrastructure and services are available for development at urban densities and in areas contiguous to City boundaries (e.g., Land Use Policies LU-378; LU-386; LU-388).

The evidence shows that the Anthone' Area (Expanded) will likely experience continuing urban growth over the next ten years. The Anthone' Area (Expanded) comprises primarily residential development. However, there is vacant land that is suitable and permitted for new residential development and there is land that is appropriate for redevelopment with residential uses.

The City of Renton Comprehensive Plan provides for growth at urban levels of density which are consistent with the built environment and support the natural environment surrounding the Anthone' Area (Expanded). City plans permit only residential development in the Anthone' Area (Expanded). Future development would be generally similar to and compatible with existing housing in terms of land designation and zoning/density (ranging from five units to eight units per net acre in Renton as compared to a range of four units to 12 units per gross acre in King County. The City would also provide for design standards (e.g., setback, permeable surfaces) for new development in the Anthone' Area (Expanded). Under the City's Comprehensive Plan, citizens of the Anthone' Area (Expanded) would also be provided with uniform public services, facilities and infrastructure.

The Anthone' Area (Expanded) lands contains variable topography (including landslide and erosion hazards); and native vegetation occurs in some areas. There are substantially sensitive natural features and built features near to, but not necessarily within, the Anthone' Area (Expanded) including the Springbrook Watershed, aquifer, wetlands, and a trout farm. Upon annexation, the City of Renton plans to administer development and services to the Anthone' Area (Expanded) under regulatory controls designed to protect environmentally sensitive areas. These regulatory controls include, but are not limited to, development standards, surface/storm water management programs, and maintenance of open space/vegetated areas.

The annexation of Anthone' Area (Expanded), would allow immediate, consistent, and coordinated development plans, environmental protection standards, and public services throughout the entire Anthone' Area (Expanded) community.

# RCW 36.93.170 (2) MUNICIPAL SERVICES

RCW 36.93.170 (2) directs the Board to evaluate factors related to Municipal Services. The Board considered the following factors to be applicable: need for municipal services; effects of ordinances, governmental codes, regulations and resolutions on existing uses; present cost and adequacy of governmental services and controls in area; probable future need for such services; costs; effect on the finance, debt structure and contractual obligations; and prospects of government services from other sources, and rights of other affected governmental units. Following is a brief review of key issues related to these factors.

The evidence shows that the Anthone' Area and Anthone' Area (Expanded), which are urban lands, require municipal services and facilities. Service goals and policies for urban areas are established by the State Growth Management Act and the King County Comprehensive Plan. For example, King County FW-13 states that cities are the appropriate provider of local urban services to Urban Areas. FW-29 and FW-30 address the need for jurisdictions to plan for and coordinate services. Additionally, annexation is appropriate under Countywide Policy CO-1, when a jurisdiction has "identified and planned for (a) full range of urban services".

Consistent with the State Growth Management Act and the King County Plan, the City of Renton has developed policies – through the City's Comprehensive Land Use Plan, Comprehensive Service Plans, and other regulatory authorities – for provision of services to all properties within its corporate boundaries. Upon annexation, the City of Renton would include the newly incorporated area in the municipality's Service Area. Then, as is its custom, the City can provide – directly or by contract – a full array of specific service plans and programs for public services including: water service, surface water management, sewer service, fire service, police service, emergency medical services, utilities, road maintenance, law and justice services, human services, libraries, and parks and recreation services. The School District would continue to administer school assignments and is unaffected by the proposed annexation.

The City of Renton conducted fiscal analyses for the proposed Anthone" Area Annexation (Expanded) and determined that sufficient funds area available to serve the area. At present development levels, City expenditures are estimated at \$73,699 and revenues are estimated at \$78,289. At full development, City expenditures are estimated at \$104,424 and revenues are estimated at \$108,241. In addition, there would be a one-time cost for Parks Acquisition and Development of \$68,313 associated with this annexation.

Renton's fiscal analysis reports that costs for governance and service are related to state revenues, local property assessments, and city costs. These costs are generally based upon an averaged estimate of per capita use (e.g., police, parks, sewers).

Following annexation property owners will no longer pay County taxes for services and would assume their share of the City's regular and special levy rates for capital facilities and public services. Fiscal studies demonstrate that the City would be able to sustain levels of service to the entire community at reasonable customer rates including sewer service and water service to individual properties. Further, the City has established a plan whereby building and maintenance of roadways will be funded in part by the developer of new homes and in part by the City of Renton.

Thus, the addition of the Anthone' Area (Expanded) properties is not expected to have a significant impact on revenue or upon cost and adequacy of services, finances, debt structure or rights of other governmental units. Future capital needs and costs will be examined and funded through the Renton Capital Investment Program.

King County supports annexation of the Anthone' Area (Expanded) (26 acres). This consolidated action creates a more logical municipal service area. The City can provide more cohesive policies, standards, programs, cohesive operations, and efficient, economic control of services than would result from the more limited Anthone' Area (4.84 acres). Annexation of the Anthone' Area at 4.84

acres would result in fragmented services as both County providers and local providers will be required to serve the community. Thus, services will be more effective, more efficient, and less costly to both government and citizens with the annexation of the Anthone' Area (Expanded).

# RCW 36.93.170 (3) EFFECTS OF PROPOSAL

RCW 36.93.170(3) directs the Board to evaluate issues related to effects upon the community from a proposed action. For File No. 2199, the Board considered mutual economic and social interests, and local government structure effects to be applicable. The following is a brief review of key issues.

The Anthone' Area (Expanded) is contiguous to – and shares mutual social and economic profiles with – the City of Renton. Coordinated integration of citizens of the Anthone' Area (Expanded) into Renton would preserve social organization, support economic health, and protect public safety and welfare. New citizens would be able to participate in local governance including land use planning, service planning, fiscal planning and planning for public amenities to serve the community. Renton officials testified that the City is prepared to govern and to provide full services to this community.

King County supports the Anthone' Area (Expanded) Annexation as the action that is in the best interests of all parties. State law, the King County Comprehensive Plan, and the City of Renton Comprehensive Plan each encourage local governance of communities.

Annexation of the Anthone' Area (Expanded) is also consistent with the King County Annexation Initiative, which calls for annexation of urban lands to local jurisdictions at the earliest feasible date. Immediate annexation of the Anthone' Area (Expanded) better promotes balanced governance than does the incremental incorporation proposed in the initial Anthone' Area Annexation. Incorporation of the Anthone' Area (Expanded) into the City of Renton promotes strong and unified local government.

# CONSISTENCY WITH THE GROWTH MANAGEMENT ACT

RCW 36.93.157 provides that Boundary Review Board decisions must be consistent with three sections of the Growth Management Act:

RCW 36.70A.020 Planning Goals
 RCW 36.70A.110 Urban Growth Areas

RCW 36.70A.210 Countywide Planning Policies

With respect to File No. 2199, the key Growth Management issues involve the Countywide Planning Policies pertaining to land use and municipal services (RCW 36.70A.020 and RCW 36.70A.110). The Growth Management Act policies that guide the provision of public services and that are relevant to the proposed Annexation include:

- RCW 36.70A.020 (1) Urban Growth: Encourages development in urban areas where adequate public facilities and services exist or can be provided efficiently.
- RCW 36.70A.020 (2) Reduce Sprawl: Reduce inappropriate conversion of undeveloped land into sprawling low-density development.
- RCW 36.70A.020 (10) Environment: Protect and enhance the environment and quality of life.
- RCW 36.70A.020 (11) Citizen Participation and coordination in the planning process and ensure coordination between communities/jurisdictions to reconcile conflicts.
- RCW 36.70A.020 (12) Public Facilities and services: Ensures that adequate public services and facilities are available to serve land developments.
- RCW 36.70A.110 (1/6) calls for each county to designate an urban growth area.
- RCW 36.70A.110 (3) directs urban growth to areas with existing or available public services and facilities.
- RCW 36.70A.110 (4) states that "(in) general, cities are the units of local government most appropriate to provide urban ...services."
- RCW 36.70A.210 (1) calls for cities to be primary providers of governmental services in urban growth areas.

Incorporation of the Anthone' Area (Expanded) into the City of Renton would effectively address Growth Management Act criteria for incorporation of urban areas and is consistent therewith.

#### **RCW 36.93.180 OBJECTIVES**

The Boundary Review Board considered RCW 36.93.180 (Objectives), as follows:

# RCW 36.93.180 (1) Preservation of Natural Neighborhoods and communities

The evidence shows that the Anthone' Area (Expanded) is a neighborhood as that term is defined by case law, as "either geographically distinct areas or socially... distinct groups of residents". The Anthone' Area (Expanded), in its entirety, exhibits many features that support its link with the City. Both the Anthone' Area (Expanded) and the adjacent City lands are residential in character. Demographic profiles are similar. Residents of the City and the Anthone' Area (Expanded) use common community facilities – schools, roadways, libraries, shopping centers, parks, and recreation facilities.

Further the entire Anthone' Area (Expanded) is linked by its proximity to significant environmental features, including the Springbrook Creek Watershed and aquifer, wetlands, and trout farm. The "built community" both affects and is affected by these natural features.

The City of Renton Comprehensive Plan includes annexation of the Anthone' Area (Expanded). The City has already included the Anthone' Area (Expanded) in community planning programs in order to guide its growth and to provide coordinated services. Annexation of the Anthone' Area (Expanded) supports the preservation of the neighborhood because this action would provide stronger links within the greater community and would encourage a more effective connection to the City of Renton.

Annexation of the Anthone' Area (Expanded) advances preservation of the neighborhood because this action would provide stronger tools by which the City of Renton can guide coordinated community development in a manner which considers both built lands and the critical natural areas.

Renton officials testified that the Anthone' Area (Expanded) Annexation would provide all property owners/residents a voice and a vote in planning for the future preservation and development of their community. Community representatives demonstrate plans to effectively govern and serve this area as a part of a unified community.

King County representative Michael Thomas stated that the County supports the annexation of the entire Anthone' Area (Expanded) because this incorporation would be consistent with state, regional and local guidelines. Further, annexation at this time will benefit the citizens by providing uniform governance of the Area.

# RCW 36.93.180 (2) Use of physical boundaries, including but not limited to bodies of water, highways, and land contours

The physical boundaries of the annexation, as expanded, support modification of the original annexation and approval of the modified area.

City representatives have shown evidence that the proposed Anthone' Area (Expanded) Annexation addresses reasonable physical boundaries (e.g., co-terminus borders, rights-of way), and individual property lines. "Social neighborhoods" may also be the basis for boundaries. The evidence shows that the City and the Anthone' Area (Expanded) form a single social neighborhood.

Annexation of the Anthone' Area (Expanded) furthers the planning goals which support incorporation of the greater unincorporated area in King County. This comprehensive annexation will create a unified community with established physical and social boundaries. Approval of the original Anthone' Area Annexation without modification would create confusion with respect to community identification.

#### RCW 36.93.180 (3) CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS

Annexation of Anthone' Area (Expanded) into the City of Renton will advance the creation and preservation of logical service areas. The King County Comprehensive Plan and Renton's Comprehensive Plan identify the City as the provider of services for the entire Anthone' Area (Expanded). Renton has authority and responsibility to provide public services to all of its citizens

under city plans and regulations including the Comprehensive Sewer and Water Plans, Transportation Element of the Comprehensive Plan, Comprehensive Storm Water Management Plan).

Renton representatives testified that the Anthone' Area (Expanded) creates and preserves logical service areas by including a greater number of properties in the City's service area. Annexation of the expanded area will enable design and implementation of efficient, consistent, consolidated service programs throughout the Anthone' Area (Expanded). These services (e.g., upgrades to rights-of-way; provision of storm water and surface water management systems) will also help to protect the built environment and the natural environment.

King County officials state that incorporation of the Anthone' Area (Expanded) into the City of Renton will provide citizens with more effective, efficient governance. A single, integrated annexation would permit coordinated development plans, uniform service areas and service systems, and cohesive environmental protection standards. A more limited, incremental annexation plan will further complicate an already complex service system. The County supports annexation of small isolated urban areas, such as the Anthone' Area (Expanded), because King County does not have the resources to efficiently manage and serve unincorporated islands.

# RCW 36.93.180 (4) PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES

Annexation of the Anthone' Area (Expanded) would provide a reasonable and regular boundary consistent with the Renton Comprehensive Plan Annexation Element/Potential Annexation Area Map. Modification of the original proposal to include the expanded area is desirable to achieve the boundaries necessary to facilitate coordinated land uses and offer a more effective, efficient solution to provision of services.

The original Anthone' Area Annexation would create a more discontinuous than regular boundary. This boundary would not promote effective governance.

## RCW 36.93.180 (5) DISCOURAGEMENT OF MULTIPLE INCORPORATIONS

RCW 36.93.180 (5) is not applicable to File No. 2199.

#### RCW 36.93.180 (6) DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS

RCW 36.93.180 (6) is not applicable to File No. 2199.

# RCW 36.93.180 (7) ADJUSTMENT OF IMPRACTICAL BOUNDARIES

Modification of the original proposal to add the additional 21 acres would create more practical boundaries with respect to preservation of the community, governance, and planning activities (e.g., establishment of coordinated land uses and development standards.)

The Board finds that the Anthone' Area Annexation as submitted does not create a practical boundary. Rather, annexation of this territory fragments community borders. Fragmented boundaries result in splintering of community identity. Efficient provision of public facilities and public services is hindered by discontinuous boundaries.

Modification and approval of the Annexation of the Anthone' Area (Expanded) will enable coordinated governance. Expansion of the original boundaries would place the natural environment and built environment under City jurisdiction, thus creating more practical boundaries for lands' administration and for the provision of public facilities and services.

# RCW 36.93.180 (8) INCORPORATION AS CITIES OR ANNEXATION TO CITIES OF UNINCORPORATED AREAS WHICH ARE URBAN IN CHARACTER

The entire Anthone' Area (Expanded) is located within the Urban Growth Area established by the King County Comprehensive Plan. This definition addresses both existing land characteristics and future designation/use plans applicable to the Anthone' Area (Expanded). The "urban" designation of the Anthone' Area (Expanded) is also supported by the State Growth Management Act.

The City of Renton Comprehensive Plan includes the entire Anthone' Area (Expanded) in its Potential Annexation Area. Immediate annexation of the Anthone' Area (Expanded) into Renton will promote uniform governance, development, and services appropriate for this urban territory.

RCW 36.93.180 (9) PROTECTION OF AGRICULTURAL AND RURAL LANDS FOR LONG TERM PRODUCTIVE AGRICULTURAL/RESOURCE USE

RCW 36.93.180 (9) is not applicable to File No. 2199.

#### III. BOUNDARY REVIEW BOARD FINDINGS AND DECISIONS

The Boundary Review Board conducted review and deliberation of File No. 2199 based upon the record of written documents and oral testimony, in keeping with applicable state, regional and local regulations. The Board considered Chapter 36.93 RCW (Boundary Review Board Enabling Act); Chapter 36.70A RCW (Growth Management Act); King County Comprehensive Plan/Countywide Policies; City of Renton Comprehensive Plans, Chapter 35A.14 RCW (Annexation by Code Cities); and other relevant regulations and guidelines. The role of the Boundary Review is to implement these existing laws; the Board does not have the authority to make law or policy.

As prescribed by statutory mandate, the Boundary Review Board considered the following options:

- The Anthone' Area Annexation (4.84 acres) could be accepted as initially proposed by the City of Renton if this action achieves the provisions of 36.93 RCW and other applicable regulations (e.g., 36.70A RCW, King County Comprehensive Plan, Renton Comprehensive Plan).
- The Anthone' Area Annexation could be modified as proposed by the City of Renton to incorporate 26 acres (Anthone' Area Expanded) if the proposed expansion achieves the basic requirements of 36.93 RCW and other applicable regulations (e.g., the State Growth Management Act, the King County Comprehensive Plan, and the Renton Comprehensive Plan). Such a modification can be accomplished pursuant to RCW 36.93.150, which establishes the standard by which the Board may revise annexation boundaries to cities. This alternative would require all properties within the Anthone' Area (Expanded) to immediately be incorporated into the City of Renton.

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The record for File No. 2199 is detailed and extensive. The parties provided considerable materials supporting their positions. The Board has deliberated upon the complete record in order to come to a decision for the proposed Anthone' Area Annexation and the proposed alternative Anthone' Area Annexation (Expanded). The Board finds that:

Annexation of the Anthone' Area (Expanded) achieves/advances the provisions of 36.93 RCW. For example, the Anthone' Area (Expanded) annexation addresses criteria established in RCW 36.93.170 with respect to population, territory, comprehensive planning, land uses, natural environment, service needs and service capacity, and mutual social and economic needs, *et al.* The initially proposed Anthone' Area is inconsistent with the preponderance of provisions of RCW 39.63.170.

Additionally, the proposed Anthone' Area Annexation and the Anthone' Area (Expanded) were evaluated according to the criteria established in RCW 36.93.180 as follows:

RCW 36.93.180	ANTHONE' AREA (EXPANDED) (26 ACRES)	ANTHONE' AREA (4.84 ACRES)		
OBJECTIVE 1 – PRESERVATION OF NATURAL NEIGHBORHOODS AND COMMUNITIES	ADVANCES CRITERION BY ANNEXATION OF PROPERTIES INCLUDED IN A NATURAL COMMUNITY	INCONSISTENT WITH OBJECTIVE		

RCW 36.93.180	ANTHONE' AREA (EXPANDED) (26 ACRES)	Anthone' Area (4.84 acres)		
OBJECTIVE 2 — USE OF PHYSICAL BOUNDARIES	ADVANCES CRITERION BY ACHIEVING ESTABLISHED COMPREHENSIVE PAA BOUNDARIES.	INCONSISTENT WITH OBJECTIVE		
OBJECTIVE 3 — CREATION AND PRESERVATION OF LOGICAL SERVICE AREAS	ADVANCES BASIC CRITERION BY ENABLING COORDINATED SERVICES TO ADDRESS PUBLIC HEALTH & WELFARE.	INCONSISTENT WITH OBJECTIVE		
OBJECTIVE 4 – PREVENTION OF ABNORMALLY IRREGULAR BOUNDARIES	ADVANCES CRITERION BY CREATING REGULAR BOUNDARY LINES	INCONSISTENT WITH OBJECTIVE		
OBJECTIVE 5 — DISCOURAGEMENT OF MULTIPLE INCORPORATIONS	DOES NOT APPLY	DOES NOT APPLY		
OBJECTIVE 6 - DISSOLUTION OF INACTIVE SPECIAL PURPOSE DISTRICTS	DOES NOT APPLY	DOES NOT APPLY		
OBJECTIVE 7 - ADJUSTMENT OF IMPRACTICAL BOUNDARIES	ADVANCES CRITERION BY CREATING PRACTICAL BOUNDARY LINES	INCONSISTENT WITH OBJECTIVE		
OBJECTIVE 8 — INCORPORATIONOR ANNEXATION TO CITIES OF UNINCORPORATED URBAN AREAS	ADVANCES CRITERION AS ENTIRE URBAN AREA IS INCORPORATED INTO A LOCAL JURISDICTION.	INCONSISTENT WITH OBJECTIVE		
OBJECTIVE 9 – PROTECTION OF AGRICULTURAL AND RURAL LANDS	DOES NOT APPLY	DOES NOT APPLY		

■ State Growth Management Act policies and King County Comprehensive Plan/Countywide Policies require logical and orderly growth. In accord with those guidelines, RCW 36.93.150 permits the Board to modify an annexation (e.g., increase the territory incorporated into a city) to promote logical and orderly growth — e.g., effective governance, efficient service provision.

The Board finds that annexation of the Anthone' Area (Expanded) achieves/advances the provisions of the Growth Management Act (36.70A RCW).

The King County Comprehensive Plan/Countywide Policies and the Renton Comprehensive Plan contemplate logical and orderly growth of communities. These County and City plans support local governance to assure balanced, sound, cost-effective governance for community members.

The Board finds that the proposed Anthone' Area (Expanded) Annexation meets the provisions of the King County Comprehensive Plan/Countywide Policies and the City of Renton Comprehensive Plan. Annexation of the Anthone' Area (Expanded) would achieve that balance that the County and the City seek from incorporations

#### IV. CONCLUSIONS

The Board finds that approval of the annexation as modified advances the goals established in the Boundary Review Board Act (36.93 RCW ), Growth Management Act (RCW 36.70A), King County Comprehensive Plan, City of Renton Comprehensive Plan, and other state and local guidelines for incorporation of urban areas.

The Boundary Review Board approval of the City of Renton Notice of Intention to annex the Anthone' Area with modifications to include the Anthone' Area (Expanded) is timely based upon the City of Renton's commitment – as established in the Renton Comprehensive Plan – to guide development and provide municipal services to this area. Annexation will enable the City of Renton to provide a harmonious, efficient plan for governance of the built community, preservation of the natural environment, and protection of public welfare.

# NOW, THEREFORE,

BE IT RESOLVED BY THE WASHINGTON STATE BOUNDARY REVIEW BOARD FOR KING COUNTY THAT, for the above reasons, the action proposed in the Notice of Intention contained in said File No. 2199 be, and the same is, hereby approved with modifications as described in Exhibits attached hereto and incorporated herein by reference.

COUNTY by a vote of in favor	STATE BOUNDARY REVIEW BOARD FOR KING , in opposition, and 005, and signed by me in authentication of its said
WASHINGTON STATE BOUNDARY REVIEW	BOARD FOR KING COUNTY
Judy Tessandore, Chair	
FILED this day of	, 2005 <b>BY</b> :
Lenora Blauman, Executive Secretary	_

<u>Note</u>: Under state law, the City of Renton must adopt an Ordinance or Resolution affirming the Anthone' Area Annexation (Expanded) following action by the Boundary Review Board. Under state law, the City must confirm the action as approved by the Boundary Review Board. Alternatively, the Council may decide not to pursue the action. However, the City cannot modify the boundaries that have been approved by the Boundary Review Board.

# **EXHIBITS**

Eхнівіт I	CITY OF	RENTON	ANTHONE'	<b>A</b> REA	(EXPANDED):	<b>L</b> EGAL	DESCRIPTION	OF	MODIFIED
	ΔΝΝΕΥΔΊ	ION AREA	ROHNDARH	FS					

EXHIBIT II CITY OF RENTON ANTHONE' AREA (EXPANDED): MAP OF MODIFIED ANNEXATION AREA BOUNDARIES

EXHIBIT I CITY OF RENTON ANTHONE' AREA (EXPANDED): LEGAL DESCRIPTION OF MODIFIED ANNEXATION AREA BOUNDARIES

EXHIBIT II CITY OF RENTON ANTHONE' AREA (EXPANDED): MAP OF MODIFIED ANNEXATION AREA BOUNDARIES